

City of Franklin
Plan Commission Meeting Agenda*
Franklin City Hall Council Chambers
9229 W Loomis Road – Franklin WI 53132
7:00 p.m., Thursday, November 04, 2004

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, October 21, 2004

III. Public Hearings for public input

- A.** Consideration of a request to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District to B-3 Community Business District, at approximately 8551 & 8661 West Loomis Road, NE & NW 1/4 of Sec. 09.
- B.** Consideration of a request by United Construction for a Special Use Permit for a drive-thru in a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9, zoned PDD #16 FRANKLIN CENTRE.
- C.** Consideration of a request by REM-Wisconsin II, Inc. to amend Special Use Permit 2003-5609, dated October 27, 2003, to allow expansion of a driveway/ parking area at approximately 3177 West College Avenue, NE 1/4 of Sec. 01, zoned R-8 Multiple-Family Residence District.
- D.** Consideration of a request by Avian at Tuckaway, LLC, to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- E.** Consideration of a request by Avian at Tuckaway, LLC, for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- F.** Consideration of a request by Dennis F. Schaefer for a Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, approximately 10004 South 112th Street, SE 1/4 of Sec. 30, zoned R-2 Estate Single-Family Residence District.
- G.** Consideration of a request to amend the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as either a permitted or a special use in M-1 Limited Industrial and M-2 General Industrial Districts.

IV. Business

- A.** Request to take action on the same night as the public hearing for consideration of a request to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District to B-3 Community Business District, at approximately 8551 & 8661 West Loomis Road, NE & NW 1/4 of Sec. 09.
- B.** Consideration of a request to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-6 Suburban Single-Family Residence District to B-3 Community Business District, at approximately 8551 & 8661 West Loomis Road, NE & NW 1/4 of Sec. 09.
- C.** Request to take action on the same night as the public hearing for consideration of a request by United Construction for a Special Use Permit for a drive-thru in a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9, zoned PDD #16 FRANKLIN CENTRE.
- D.** Consideration of a request by United Construction for a Special Use Permit for a drive-thru in a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9, zoned PDD #16 FRANKLIN CENTRE.

- E. Consideration to find an amendment to PDD #16 FRANKLIN CENTRE to be minor for United Construction to build a North Shore Bank, at approximately 7151 South 76th Street, NE 1/4 of Sec. 9.
- F. Consideration of a request by United Construction to amend PDD #16 FRANKLIN CENTRE to allow construction of a North Shore Bank at approximately 7151 South 76th Street, NE 1/4 of Sec. 9.
- G. Request to take action on the same night as the public hearing for consideration of a request by REM-Wisconsin II, Inc. to amend Special Use Permit 2003-5609, dated October 27, 2003, to allow expansion of a driveway/ parking area at approximately 3177 West College Avenue, NE 1/4 of Sec. 01, zoned R-8 Multiple-Family Residence District.
- H. Consideration of a request by REM-Wisconsin II, Inc. to amend Special Use Permit 2003-5609, dated October 27, 2003, to allow expansion of a driveway/ parking area at approximately 3177 West College Avenue, NE 1/4 of Sec. 01, zoned R-8 Multiple-Family Residence District.
- I. Request to take action on the same night as the public hearing for consideration of a request by Avian at Tuckaway, LLC, to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- J. Consideration of a request by Avian at Tuckaway, LLC, to amend Special Use Permit 2003-5627, dated December 2, 2003, to change a private road to a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- K. Request to take action on the same night as the public hearing for consideration of a request by Avian at Tuckaway, LLC, for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- L. Consideration of a request by Avian at Tuckaway, LLC, for a Special Exception from the Unified Development Ordinance Table 15-3.0209A, to decrease the setbacks, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- M. Consideration of a request by Avian at Tuckaway, LLC, to recommend to Common Council approval of a Certified Survey Map, making changes to show a public road, at approximately 68th Street and Puetz Road, NW 1/4 of Sec. 22, zoned R-8 Multiple-Family Residence District.
- N. Request to take action on the same night as the public hearing for consideration of a request by Dennis F. Schaefer for a Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, approximately 10004 South 112th Street, SE 1/4 of Sec. 30, zoned R-2 Estate Single-Family Residence District.
- O. Consideration of a request by Dennis F. Schaefer for a Special Exception from the Unified Development Ordinance SECTION 15-3.0801C, approximately 10004 South 112th Street, SE 1/4 of Sec. 30, zoned R-2 Estate Single-Family Residence District.
- P. Request to take action on the same night as the public hearing for consideration of a request to amend the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as either a permitted or a special use in M-1 Limited Industrial and M-2 General Industrial Districts.
- Q. Consideration of a request to amend the Unified Development Ordinance Table 15-3.0603, to allow the sale of recreational vehicles as either a permitted or a special use in M-1 Limited Industrial and M-2 General Industrial Districts.
- R. Consideration of a request by River Meadows Development, LLC, to recommend to Common Council approval of a preliminary plat for a 30-lot residential subdivision, to be known as River Highlands, NW 1/4 of Sec. 14, zoned R-6 Suburban Single-Family Residence District.
- S. Consideration of a request by Tuckaway Meadows, LLC, to recommend to Common Council approval of a preliminary plat for a 28-lot residential subdivision, to be known as Tuckaway Meadows, NE 1/4 of Sec. 16, zoned R-6 Suburban Single-Family Residence District.

- T.** Consideration of a request by Briohn Design Group to discuss and comment on a concept review for a development at approximately 6802 West Rawson Avenue, SW 1/4 of Sec. 03, zoned B-2 General Business District, for a Journal Sentinel Distribution Center.
- U.** Consideration of a request by Associated Development Corp. to discuss and comment on a concept review for the development of an office building at approximately South 76th Street, West Rawson Avenue and West Loomis Road, SE 1/4 of Sec. 04, currently zoned B-3 Community Business District and B-1 Neighborhood Business District.
- V.** Consideration of a request by Associated Development Corp. to discuss and comment on a concept review for the development of a mixed-use condominium and commercial development at approximately Old Loomis Road and West Rawson Avenue, NW 1/4 of Sec. 09, currently zoned R-3E Suburban/Estate Single-Family Residence District.
- W.** Consideration of a request by Duchow's Boat Show to approve a Temporary Use for a boat show to be held in the parking lot of Sam's Wholesale Club, approximately 6701 South 27th Street, NE 1/4 of Sec. 01, zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB.
- X.** Consideration of a request by Riverview Pointe Partners, LLC, to approve a Monument Sign at the entrance to the subdivision, NE 1/4 of Sec. 22, zoned R-3 Suburban/Estate Single-Family Residence District.
- Y.** Review and recommend a request to vacate a public street in the rear yard of a parcel of land located at 9518 West St. Martins Road (see attached map) to the Common Council. Referred by the Common Council at its meeting of October 5, 2004.

V. Adjournment

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*

INFORMATION ONLY REGULAR MEETING

THURSDAY, NOVEMBER 18, 2004